

## **§12 RESIDENCE AA DISTRICT**

### **12-1 Purpose**

The purpose of the AA District is to allow single-family residences on a minimum one acre lot. The AA District provisions are intended to encourage low density residential development for primarily residential and related purposes in areas served primarily by on-site sewerage facilities.

### **12-2 Permitted Uses**

Any use permitted in a Residence AAA District, subject to the same approvals and conditions as specified in §11-2 of these regulations.

### **12-3 Lot Area and Shape (See Definitions)**

Each lot shall have a minimum area of one (1) acre (43,560 square feet) and shall be of such shape that a square with one hundred fifty (150) feet on each side will fit on the lot.

### **12-4 Setbacks (See §31-4 through §31-8, also.)**

No principal building, structure or use or accessory building or structure shall extend closer than thirty (30) feet from any street line or twenty-five (25) feet from any side or rear lot line.

### **12-5 Height**

No principal building or other structure shall exceed three (3) stories and a height of forty (40) feet. No accessory building or structure shall exceed one story and a height of sixteen (16) feet, except barns as defined in §11-2.4.7.

### **12-6 Coverage (See Definitions)**

The total coverage shall not exceed twenty-five percent (25%) of the lot area. Total coverage shall include fifty percent (50%) of the surface area of tennis courts.

### **12-7 Building Area**

No mandatory requirement.

### **12-8 Floor Area**

No mandatory requirement.

### **12-9 Architectural Design**

All buildings and structures located within a designated Historic District shall comply with the design regulations of the Historic District Commission.

### **12-10 Signs**

Signs shall be permitted in accordance with §33 of the Supplementary Regulations.

### **12-11 Parking and Loading**

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations.

**12-12 Landscaping, Screening and Buffer Areas**

Landscaping, screening and buffer areas for Special Permit uses shall be provided in accordance with §35 of the Supplementary Regulations.

**12-13 Open Space Subdivision**

Lot area, shape and setbacks for Open Space Subdivisions shall be in accordance with the requirements of §56 of the Subdivision Regulations.